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Davidson County DEEDWARR
Recvd: 10/17/06 13:44 2 pgs
Fees:13.00 Taxes:623.45

20061017-0128899

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 168,500.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Oct 20 06

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~May 15, 2006~~ 11/25/2006
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Estepp	CUMBERLAND BANK, C/O CIVITAS BANK GROUP	**91-11-212**
(NAME)	(NAME)	
713 51st Avenue North	318 SEABOARD LAND, SUITE #305	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael P. Northcutt, and wife Jennifer Northcutt and David W. Duke, II, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Estepp**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lots Nos. 1002, 1004, 1006, 1008, 1010 and 1012 of block No. 59, Plan No. 1 of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said county.

Said parts of Lots join and front together 50 feet on the west side of Fifty First Avenue, formerly Tenth Street, and extending back, between parallel lines, and with the southerly margin of Indiana Avenue, 150 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED from this conveyance is the following tract of land conveyed to Golden E. Hand and wife, Diane Hand of record 20010815-0088070, described as follows:

Land in Davidson County, Tennessee being the easterly 10 feet of ally no. 1223, which was abandoned by Metropolitan Nashville Council, Bill No. 089-785, dated June 9, 1989. Said alley fronts 10 feet on Indiana Avenue.

Being the same property conveyed to Michael P. Northcutt and wife, Jennifer Northcutt, and David W. Duke, II, married by deed from William E. Isaacs, married of record in Instrument No. 20050722-0085552, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **713 51st Avenue North, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness **our hands** this **12th day of October, 2006**.

David W. Duke, II

Michael P. Northcutt

Jennifer Northcutt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Michael P. Northcutt, and wife Jennifer Northcutt and David W. Duke, II, married** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **12th day of October, 2006**.

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

My Commission Expires JULY 19,2008

